



We offer a true custom home building experience, without exception.

PLATINUM SPECIFICATION

Interiors

Kitchen

Custom made maple or oak cabinetry, crown moulding detail, light valance, granite countertops, double granite or stainless steel sink and choice of 3 Delta Chrome pull out faucets, French pantry door with 5 choices of glass. Crown moulding on uppers with upgraded hardware selection, 2 banks of pots and pans drawers, and 4 Energy Star Rated Kitchen appliances in stainless steel

Ensuite and Bathrooms

Custom made maple or oak cabinetry, granite to ensuite and main bath, large rectangular china basins framed mirrors, medicine cabinet in ensuite, Delta plumbing fixtures in chrome with wand wash on soaker tub. Pedestal sink in ½ bath and elongated dual flush toilets in all baths, over 20 choices of bathroom hardware, air jetted soaker tub in ensuite with custom tiled shower with 10ml seamless glass door

Flooring

Hardwood flooring on main floor in foyer, hall, kitchen and nook. Ceramic tile to all baths, mudroom, and laundry. Upgraded carpet with 8.5lb underlay throughout

Interior Finishes

Soft line or corner bead and splatter texture or flat finish ceilings. 3 coats of paint with 2 feature wall included. Painted wood shelving throughout **NO WIRE SHELVING!** 5" baseboards, 3" casings, door headers in common areas and window sills on main floor. Maple Iron railings, Jeldwyn interior doors with Taymor doorknobs and locks. A generous \$1.15 per sf lighting allowance + 10 interior and 2 exterior pot lights.

New Home Warranty

1 year materials and labour, 2 year mechanical systems, 5 year foundation water penetration & 10 year structural defect

- This specification sheet is for marketing purposes and is subject to change without notice. Please refer to detailed specification sheets for clarification.

Exteriors and Structure

Exteriors

Triple pane, sun stop, argon filled vinyl casement windows, fiberglass front door, insulated garage door with opener, two remotes and keyless entry, 150 sf of cultured stone or brick, full width driveway, deck nail board, gas line to deck, 30 year shingles, maintenance free trim, soffit and fascia, cement stucco, and 30 year shingles

Plumbing & Heating

98% maximized fuel efficiency Energy Star Rated furnace, hot water on demand, flow through humidifier, roughed in 3 pce plumbing in basement, Napoleon BGD36 Gas Fireplace with fan kit, envelop seal to windows and doors to prevent moisture and air penetration

More

Roughed in vac and security, 2 weather proof exterior plugs and 2 hose bibs, Roughed in garborator, floor drain to any second floor laundry, water line to fridge spray foam insulation around windows and doors, extra insulation between bedrooms, baths and laundry for extra privacy

Structural

18"X8" or engineered specified concrete (32mpa) footings, 9' concrete foundation 4" concrete floors poured over compact sand and 6 mil poly, damp proofing on exterior walls, weeping tile with 6" washer rock, basement walls framed with 2X4 K.D. spruce 24"O.C. with R-12 insulation, 9' main floor

Framing and Roofing

Engineered floor system 23/32" T&G, sub floor glued and screwed. Exterior walls 2X6, 16" O.C. Engineered roof trusses, R40 ceiling insulation.